

East Rockville Design Guidelines & Standards

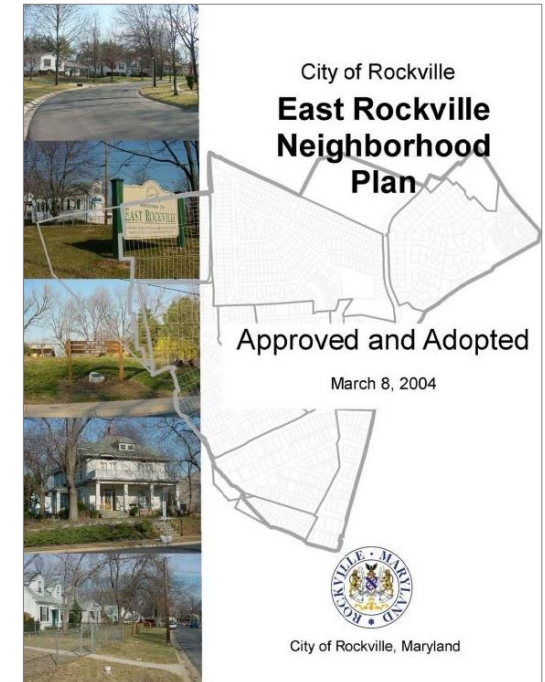
Welcome To
EAST ROCKVILLE
Final Draft Review

Glenview Mansion
October 14, 2019

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2004 East Rockville Neighborhood Plan

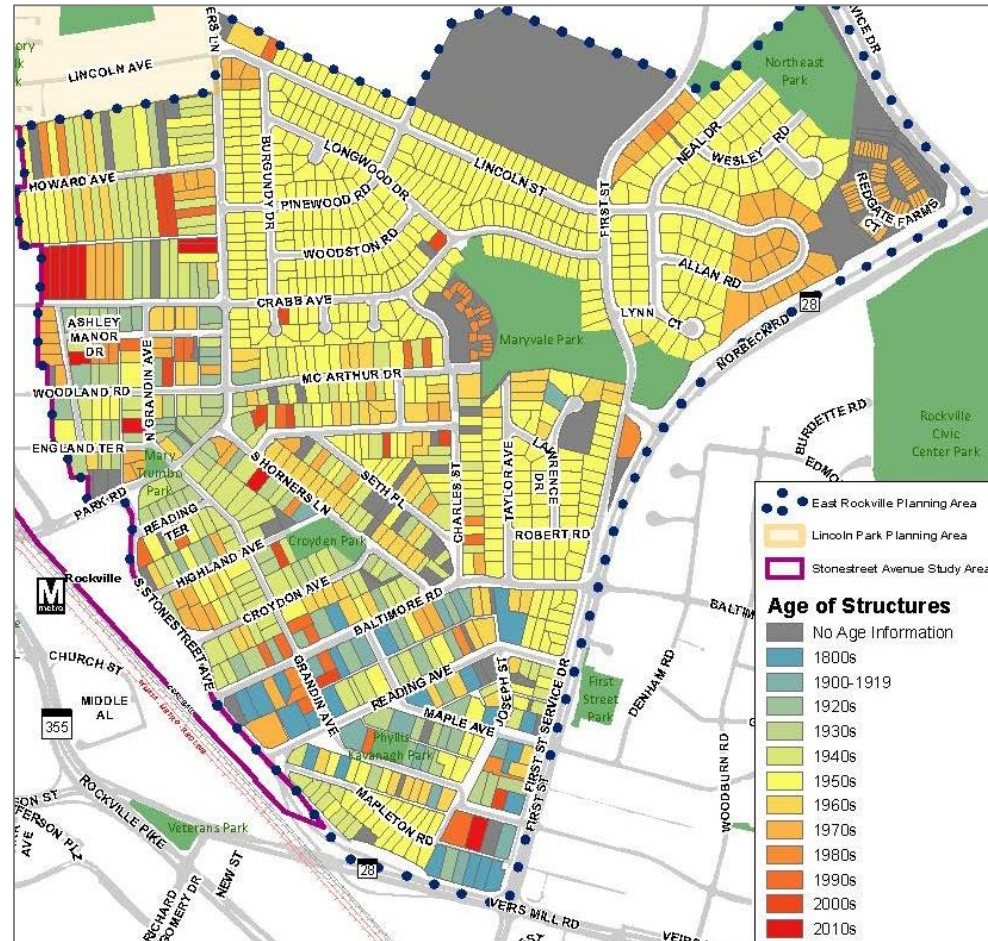
- Establish East Rockville as a Neighborhood Conservation Area
 - Retain the physical and natural characteristics of the community
 - Unique and diverse architectural character
 - Relate to, not copy, design of existing homes



Timeline

Oct 9, 2018	Community Meeting Information Session
Oct 25, 2018	Community Workshop
Jan 24, 2019	Community Meeting - Initial rough draft
Mar 12, 2019	Community Meeting - 2 nd draft review
Jun 3, 2019	Community Meeting - 3 rd draft review
Oct 14, 2019	Community Meeting - Final draft review

- Increasing cost of land and cost of living
- Regional and national trends toward larger houses
- Larger lots with room to build
- New housing may be consistent with zoning but not neighborhood context



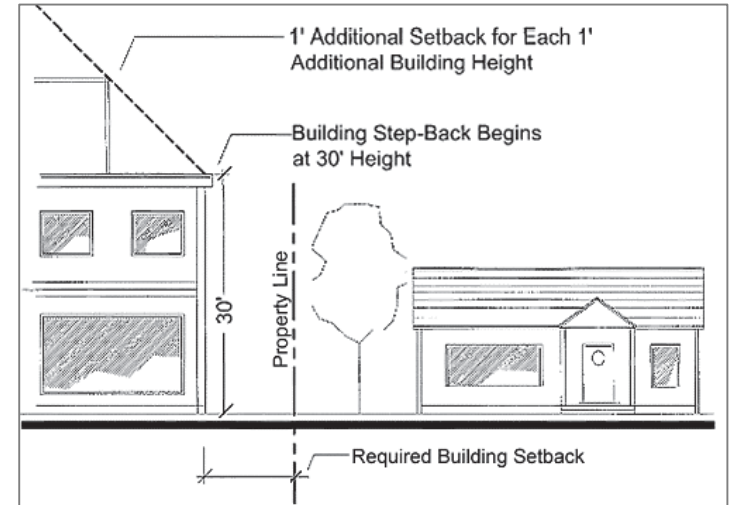
Applicability

- New single-family homes on empty lots.
- Tear downs and single-family rebuilds.
- Additions to single-family homes.
- Design Guidelines and Standards are in addition to the zoning code, not a replacement.
- “Shall” or “Will” = Requirement
- “Should” = Guidance
- Optional waiver for unique circumstances.



Purpose of Design Guidelines

- Contribute to a positive built and natural environment and neighborhood identity.
- Before a plan is submitted, outline expectations for development.
- Provide additional guidance to staff and decision makers when reviewing projects.
- Provide residents with a reference tool when new development is proposed.



Source: Tempe, AZ Example



- Building Orientation
- Building Placement
- Lot Coverage
- Parking, Garages & Pavement
- Additions
- Building Massing & Scale
- Building Height
- Roof Pitch
- Building Articulation
- Building Materials
- Porches & Stoops

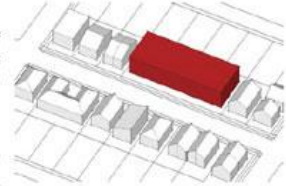
Rhythm of development along the street

Neighborhood block frontages are often characterized by a consistent rhythm of development created by recurring building patterns. In inner neighborhoods this is typically defined by development patterns established by the original platting pattern of 50'-wide lots.

Principle: Continue established building rhythms along street frontages.



Street lined with houses, duplexes, and fourplexes built in the early 20th Century. The rhythm of development along the street is consistent, despite differences in density.



Avoid monolithic massing—disrupts fine-grain neighborhood pattern



Contemporary infill continues street frontage rhythm

Front setback patterns

Some streets feature consistent front building setbacks that help define neighborhood character.

Principle: Continue established building setback patterns, where this is a neighborhood priority and is practical. Note: deep front setbacks can compromise the ability to provide backyard space and/or rear parking, particularly at higher densities.



Shallow setbacks along a Lair Hill street

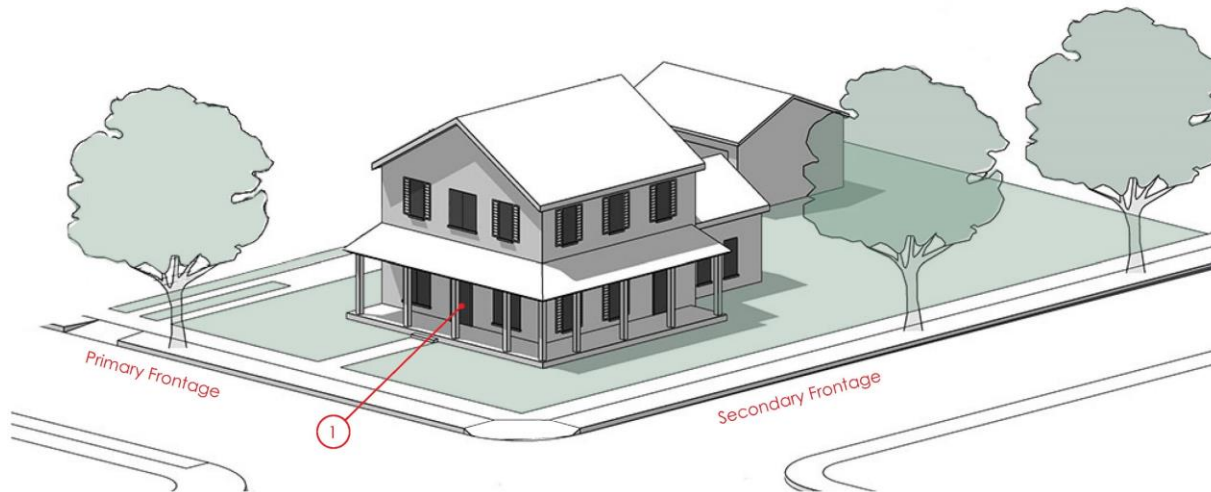


Generous setbacks along an Irvington street lined by a mix of apartment buildings and houses

Source: Portland, OR Example Design Guidelines

#1 Building Orientation

- The way a house is positioned on the lot and how it relates to neighborhood houses and the street.
- Front door placement.
- Corner lot design.



Corner lot, both sides articulated.



Front doors, porches engaging the street.



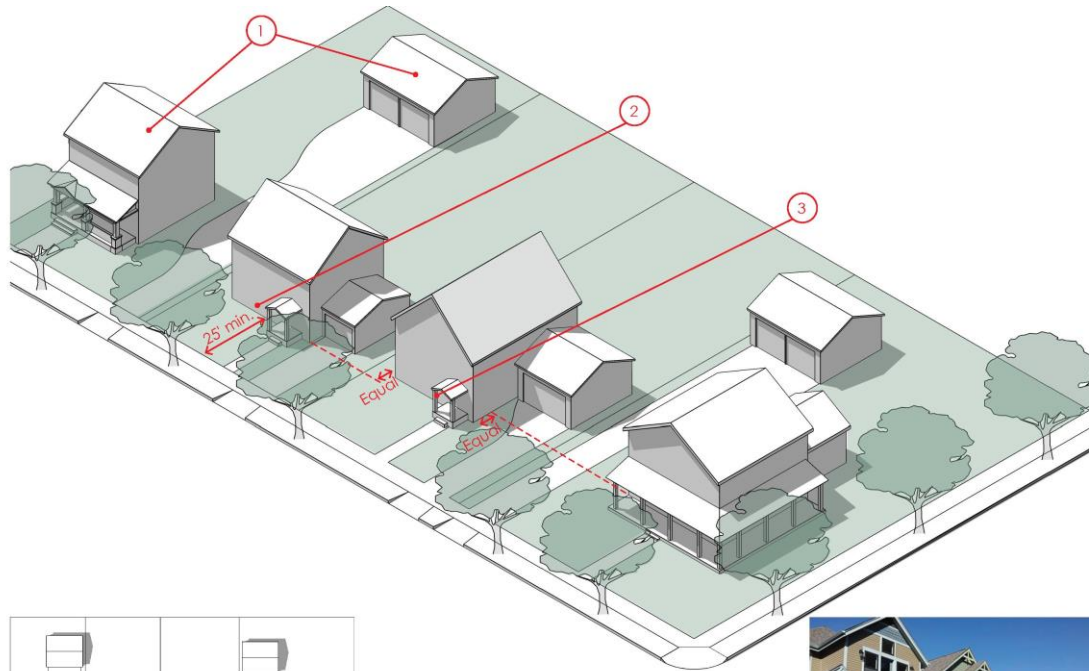
Front walkways connecting to sidewalk.



Side entry turned away from the street.

#2 Building Placement

- Consistent front yard placement.
- Porches, stoops, bay, windows, etc. may encroach into the front setback.



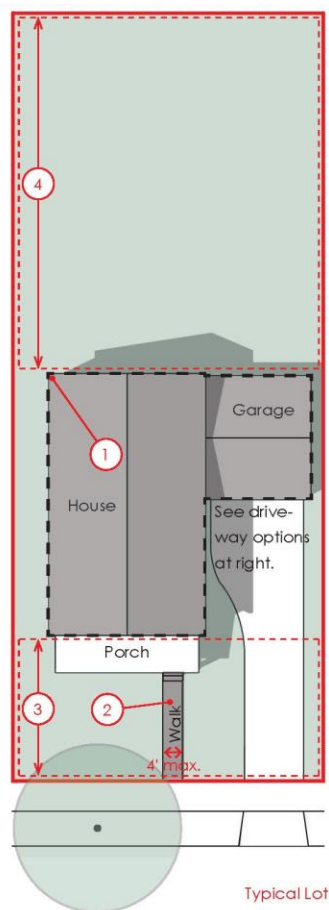
Plan view of the same block showing setbacks.



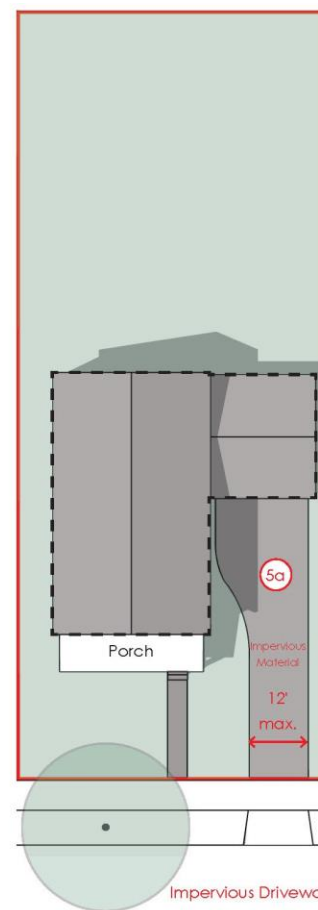
Consistent setback pattern.

#3 Lot Coverage

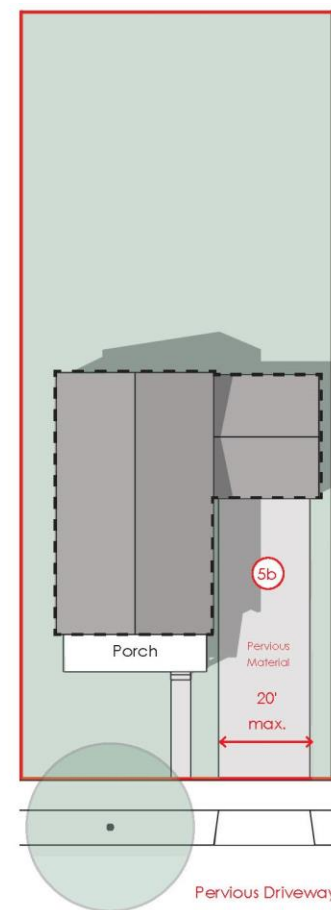
- Total lot coverage of all buildings = 35%
- Total ground floor building footprint = 1,500 SF
- Walks/Paths = 4ft
- Front yard impervious = 40%
- Rear yard impervious = 50%
- Driveway width depends on pervious vs. impervious materials



Typical Lot



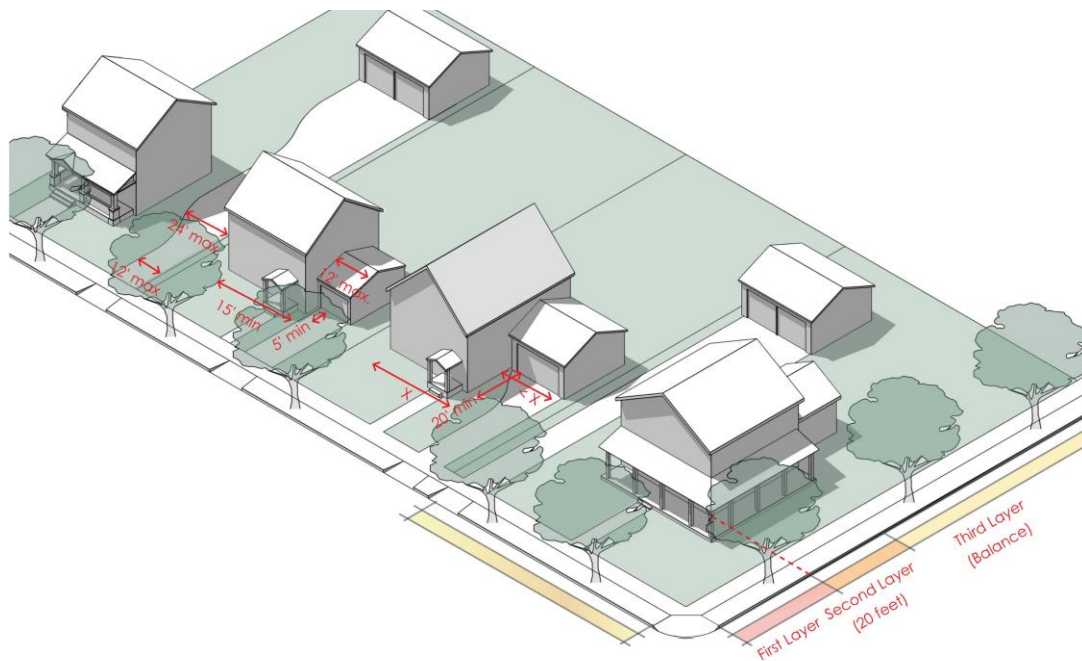
Impervious Driveway



Pervious Driveway

#4 Parking, Garages, Pavement

- Garages should not be the prominent feature.
- Garages must be set back from the front of the house.
- Driveway max from front property line to front of house = 12 ft. if impervious material.
- Driveway max from front property line to front of house = 20 ft. if pervious material.



Garage beside house, set back.



Garage in rear yard, paved rut driveway.



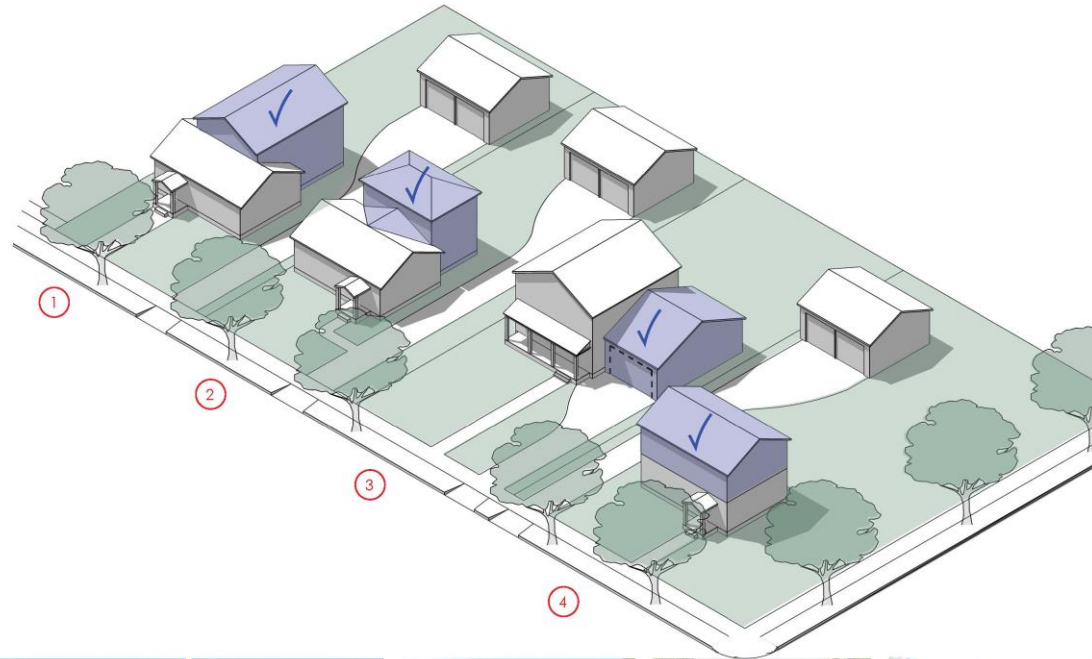
Driveway with mixed materials.



Driveway with permeable materials.

#5 Additions

- Complement the design and proportion of the original structure.
- Secondary in massing to the original structure.
- Relatively inconspicuous from the street.



Rear addition, front and side views: secondary in massing from the primary street, change in roof lines to minimize mass, symmetrical window alignment and placement.



Rear addition doesn't dwarf original, roof ridge is a only a few ft above, & it's relatively inconspicuous from the street.



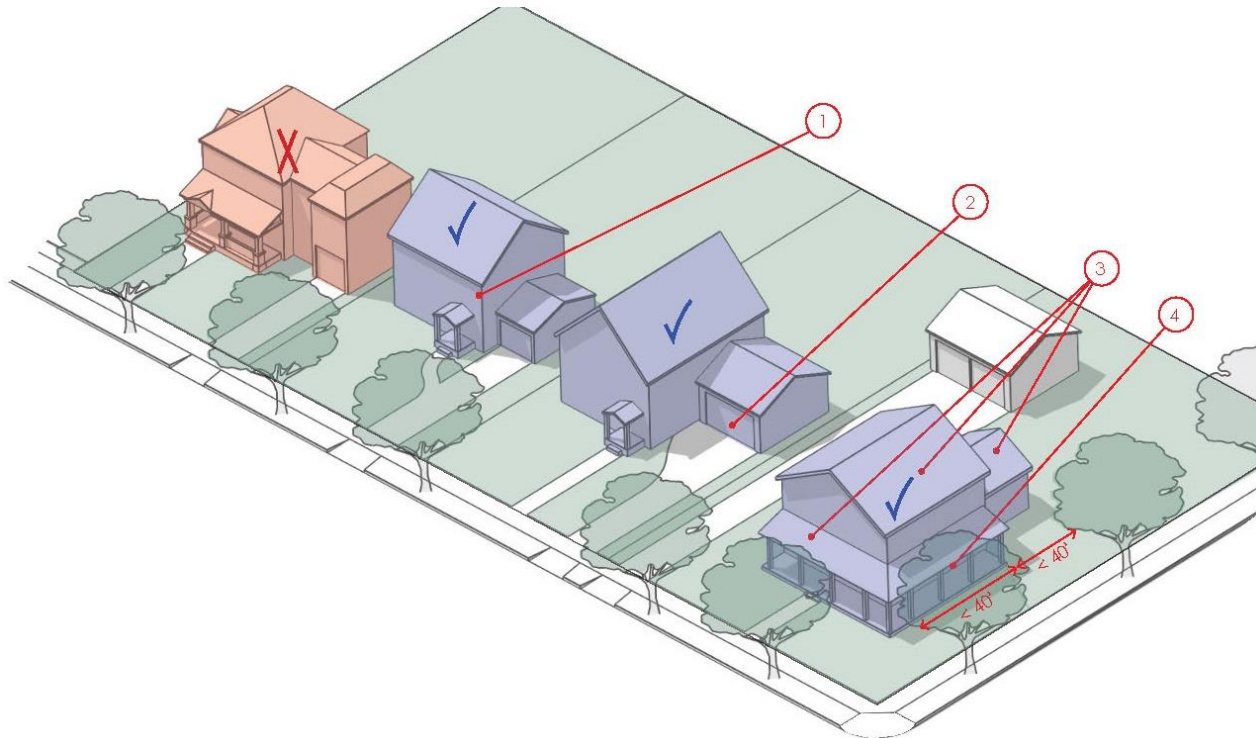
Set back addition, matches colors & detail, roof ridge & eave lower than those of the original structure.



2nd story addition. Simple massing, symmetric windows with detail, porch breaks-up mass.

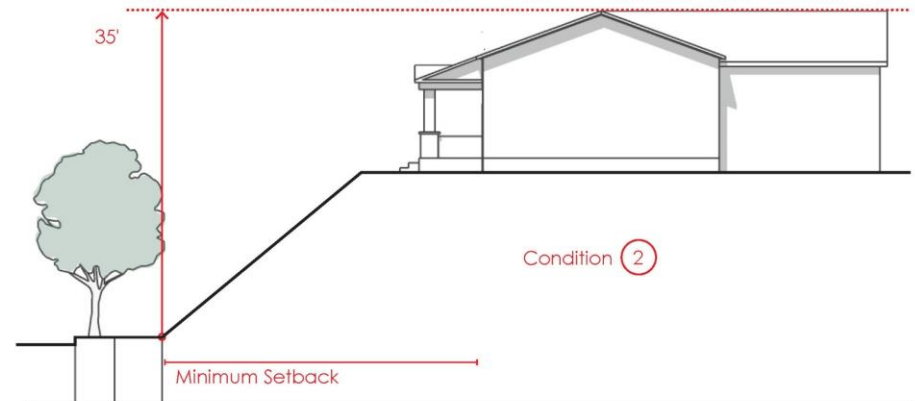
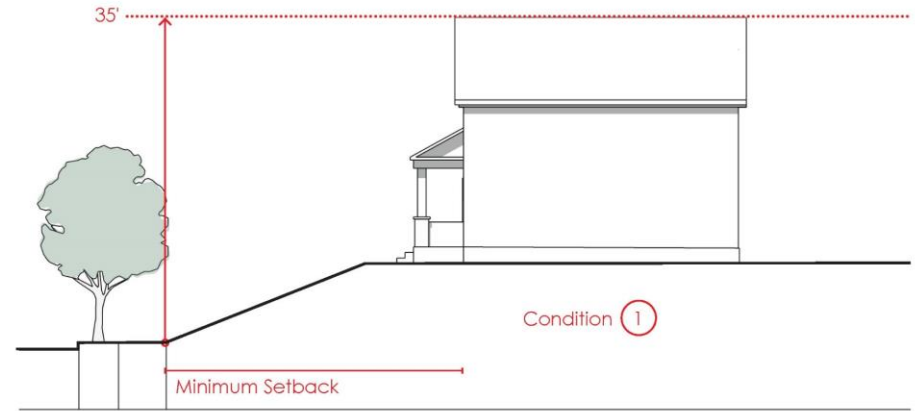
#6 Building Massing & Scale

- Simple, distributed massing.
- Garages shall be beside or behind the primary building.
- No single place of an exterior wall shall be greater than 40 ft.
- Use simple roof plans.



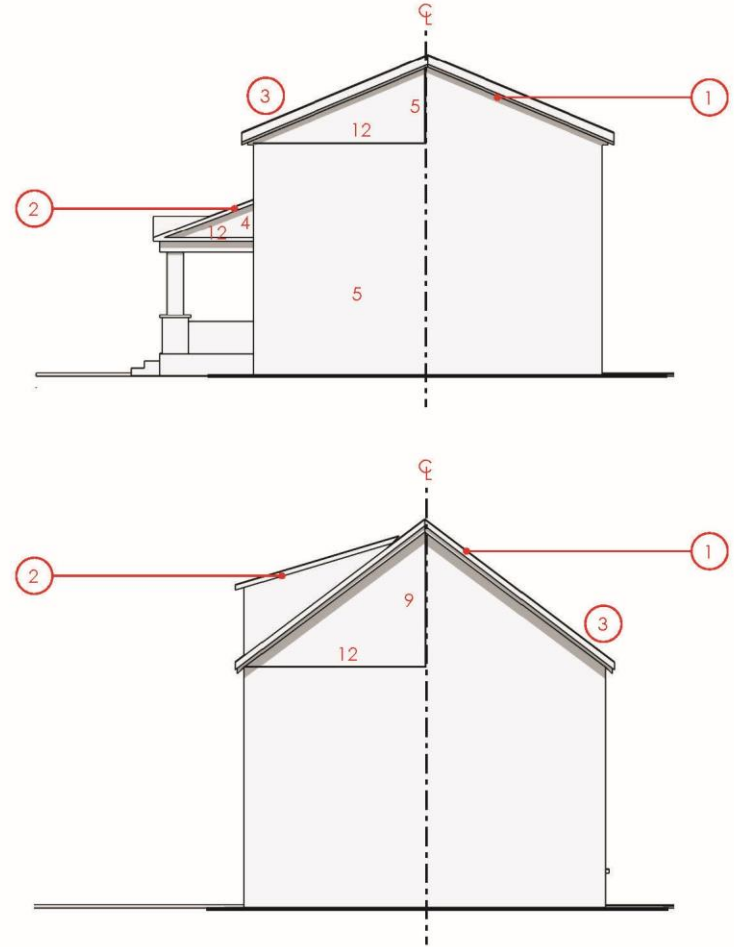
#7 Building Height

- 35 feet to the peak
- 2.5 stories
- Height measured at average grade from the street.



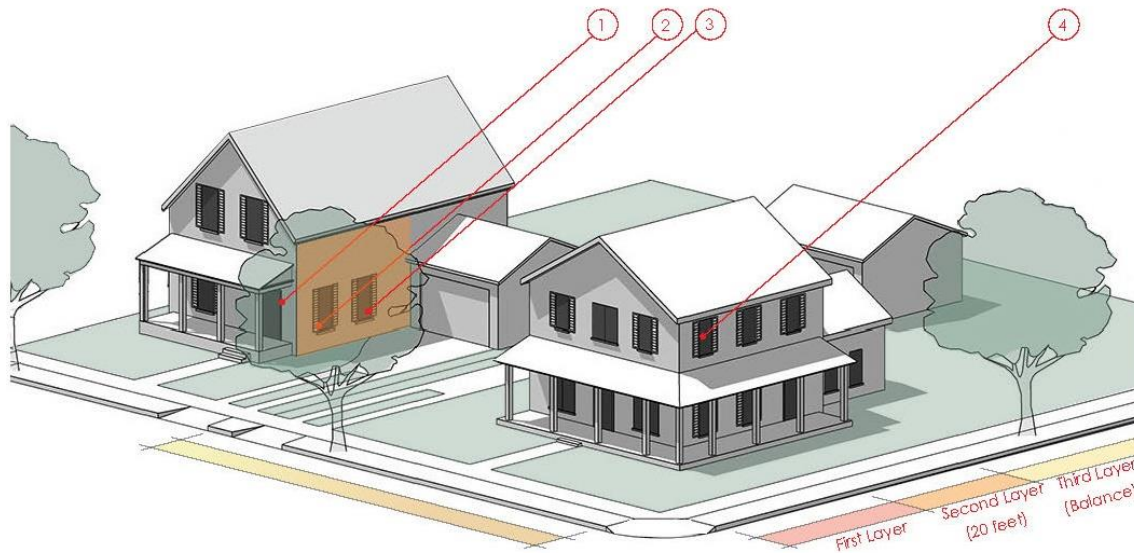
#8 Roof Pitch

- Primary building roof slope between 5:12 to 9:12
- Porch roof slope between 2:12 to 4:12
- Buildings with flat or shed roofs shall have a max. height of 30 ft.



#9 Building Articulation

- Front door visible from the street.
- Avoid blank side walls.
- Windows shall be consistent and proportional.
- Corner lots shall have similar designs.



Horizontal band, materials change between stories.



Corner House, articulated both façades.



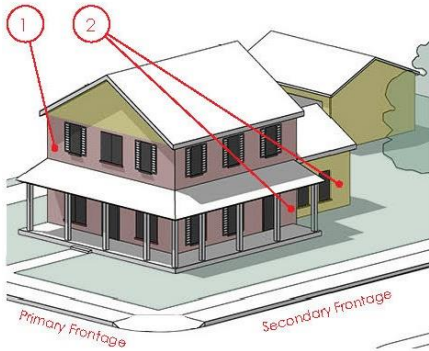
Consistent window proportion.



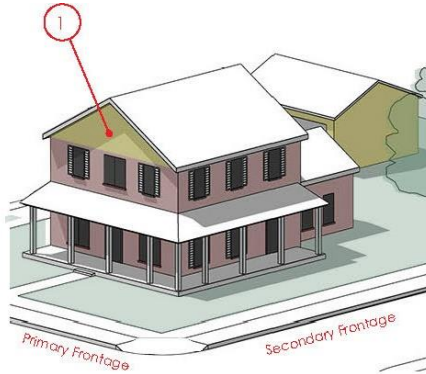
Avoid blank walls on side elevations.

#10 Building Materials

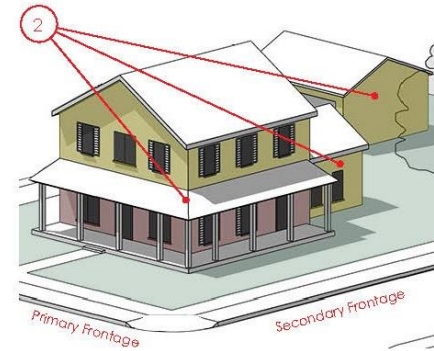
- All guidelines.
- Materials should be consistent.



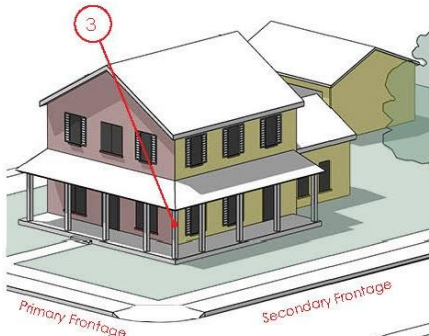
✓ Do: Using one or two materials for the Principal Building and another material for the Backbuilding and Accessory Building is preferred.



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✓ Do: Transitioning between materials between floors is preferred as long as the material on the bottom is the more durable of the two.



✓ Permitted but not preferred: Material transitions around outside corners should be avoided.



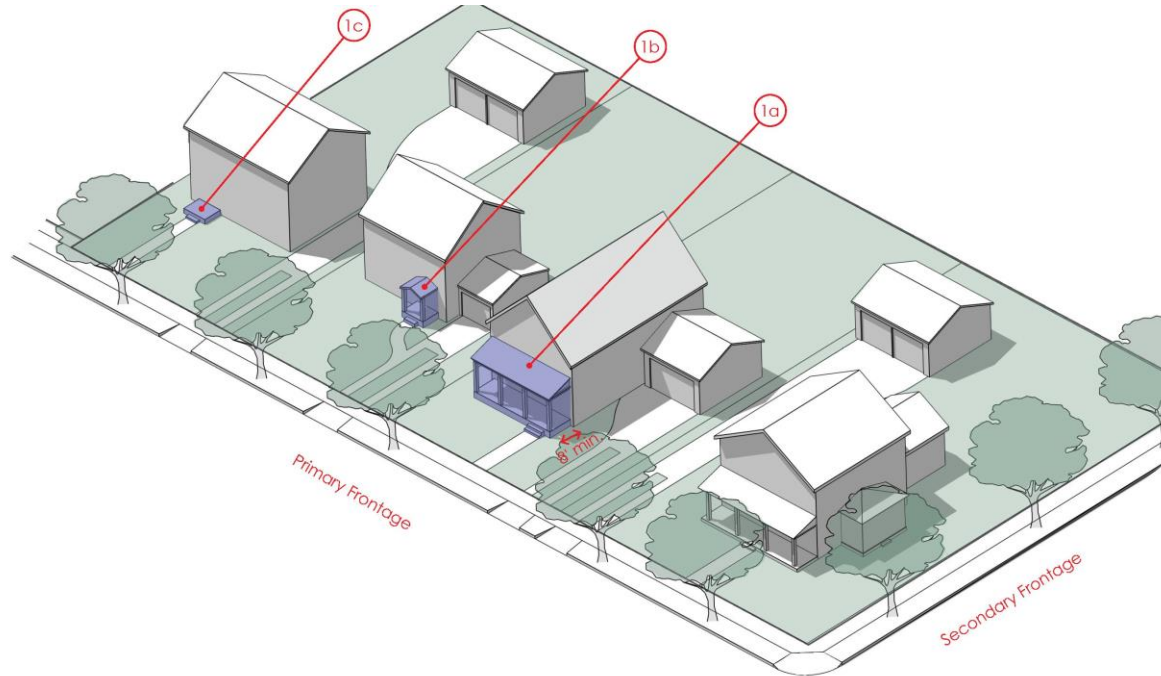
✗ Don't: Using more than two materials per Principal Building and one per each Backbuilding and Accessory building is not preferred.



✗ Don't: Single planes should not transition from one material to another along vertical lines.

#11 Porches & Stoops

- Porch or stoop required for new buildings.
- Minimum 5 ft deep, 8 ft preferred.
- 2-story porches not permitted.
- Not included in lot coverage/building footprint.



One-story porch.



Uncovered stoop.



Covered porch.



A. Two-story porch.



B. Two one-story porches.



Next Steps

- Update the draft based on input from tonight's meeting, including graphics and layout.
- Distribute to other city departments for review.
- Finalize staff draft document.
- Briefing to Mayor and Council (tentatively in Dec. 2019).
- Briefing to Planning Commission (tentatively in Jan 2020).